



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, DECEMBER 13, 2016
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 P.M.**

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
- C. Amendments to the Agenda.

PUBLIC COMMENTS

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

- 1. Approval of Minutes of the Regular Meeting of November 8, 2016.
- 2. Approval of Minutes of the Regular Meeting of November 22, 2016

CONTINUED PUBLIC HEARINGS

None

PUBLIC HEARINGS

The Planning Commission will address the below-listed item in the following sequence:

- Staff Report
- Questions of staff from Commission
- Open the public hearing
- Receive testimony in favor of and in opposition to the item

- Close the public hearing
 - Commission comments and discussion
 - Motion to approve, deny, or continue application
 - Roll Call Vote
1. Conditional Use Permit (CUP) 16-017, a request to operate a youth and children counseling facility, within a vacant building located in the RD-8,500/PCD Residential (Multiple-Family)/Planned Community Development Zone, at 1650 Old Badillo Street. APN: 8426-012-014.

Staff Recommendation: Adopt **Resolution No. 2016-038 PC**, approving Conditional Use Permit (CUP) 16-017.

Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the proposed project would be categorically exempt in accordance with Section 15332, Class 32 (Infill Development) of the CEQA Guidelines. Staff's recommendation will be that the Planning Commission approve CUP 16-017 (subject to the proposed conditions of approval).

2. Site Plan Review (SPR) 16-035 and Conditional Use Permit (CUP) 16-018, a request to operate a beauty salon (Flora Total Beauty) and to conduct a minor tenant improvement to an existing 815-square foot space, within a multi-tenant commercial building, at 336 E. Rowland Street. APN: 8451-007-053.

Staff Recommendation: Adopt **Resolution No. 2016-036 PC**, approving Site Plan Review (SPR) 16-035 and Conditional Use Permit (CUP) 16-018.

Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the proposed project would be Categorical Exempt in accordance with Section 15301(a), Class 1 (Minor Interior Alterations) of the CEQA Guidelines. Staff's recommendation will be that the Planning Commission approve SPR 16-035 and CUP 16-018 (subject to the proposed conditions of approval).

10-day appeal period: *Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's office before close of business on the tenth day.*

NEW BUSINESS

1. Public Convenience or Necessity (PCN) Determination for Conditional Use Permit (CUP) 16-015 and Site Plan Review (SPR) 16-021, a request to upgrade to full liquor

service (Type 48) for on-site sale and consumption, add restaurant use and expand outdoor patio for an existing art gallery located at 144 W. Badillo Street.

Staff Recommendation: Adopt **Resolution No 2016-037PC** approving a request of public convenience determination to upgrade to full liquor service (Type 48) for on-site sale and consumption, add restaurant use and expand outdoor patio for an existing art gallery located at 144 W. Badillo Street.

GENERAL MATTERS

None

ADMINISTRATIVE ITEMS

1. Information and Announcements
2. Commission Comments

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on January 10, 2017 in the Council Chamber of Covina City Hall.

I, Alan Carter, City Planner of the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on December 8, 2016 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.